120.0	0002	0001.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	885,000 / 885,000
					USE VALUE:	885,000 / 885,000
					ASSESSED:	885,000 / 885,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
144		WINCHESTER RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MOUNTAIN MICHAEL & KELLY
Owner 2:	
Owner 3:	
Street 1:	144 WINCHESTER RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,157 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1959, having primarily Vinyl Exterior and 2195 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7157.000	440,700		444,300	885,000
Total Card	0.164	440,700		444,300	885,000
Total Parcel	0.164	440,700		444,300	885,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 403.19 | /Parcel: 403.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 77339
GIS Ref:
GIS Ref:
Insp Date: 11/15/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 120.0-0002-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	440,700	0	7,157.	444,300	885,000	885,000	Year End Roll	12/18/2019
2019	101	FV	373,300	0	7,157.	450,600	823,900	823,900	Year End Roll	1/3/2019
2018	101	FV	373,300	0	7,157.	336,400	709,700	709,700	Year End Roll	12/20/2017
2017	101	FV	373,300	0	7,157.	304,700	678,000	678,000	Year End Roll	1/3/2017
2016	101	FV	373,300	0	7,157.	292,000	665,300	665,300	Year End	1/4/2016
2015	101	FV	358,200	0	7,036.	246,100	604,300	604,300	Year End Roll	12/11/2014
2014	101	FV	358,200	0	7,036.	233,500	591,700	591,700	Year End Roll	12/16/2013
2013	101	FV	358,200	0	7,036.	222,100	580,300	580,300		12/13/2012

!9289!

PRINT

Date	Time
12/10/20	23:47:18

LAST REV

Date	Time
09/03/19	13:33:23
apro	

USER DEFINED

Prior Id # 1:	77339
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9289

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KITCHENKA PAUL	64144-214		8/27/2014	Abutter	4,500	No	No		121 sq ft land transfer from 16 Christine ->1
JETLEY GAURAV	52922-217		6/4/2009		583,000	No	No		
MONIZ PAUL	31657-385		7/31/2000		410,000	No	No		
O`CONNELL PAUL/	28000-341		12/19/1997		183,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/12/2018	801	Wood Dec	20,000	C				
6/13/1998	347	Addition	15,000					ADD 2ND FLOOR

ACTIVITY INFORMATION

Date	Result	By	Name
11/15/2018	Inspected	BS	Barbara S
11/1/2018	MEAS&NOTICE	BS	Barbara S
12/5/2008	Meas/Inspect	372	PATRIOT
10/28/2000	MLS	MM	Mary M
2/18/2000	Mailer Sent		
2/15/2000	Measured	268	PATRIOT
6/28/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7157		Sq. Ft.	Site		0	70.	0.89	5									444,298						444,300	

Total AC/HA: 0.16430 | Total SF/SM: 7157 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 444,298 | Spl Credit | Total: 444,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.12835991
Const Adj.:	0.99742496
Adj $ / SQ:	140.682
Other Features:	101770
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	461956
Depreciation:	21250
Depreciated Total:	440706

COMMENTS

PDAS. See plan 712 of 2014 for land exchange.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	3	Baths:	2	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	1998
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

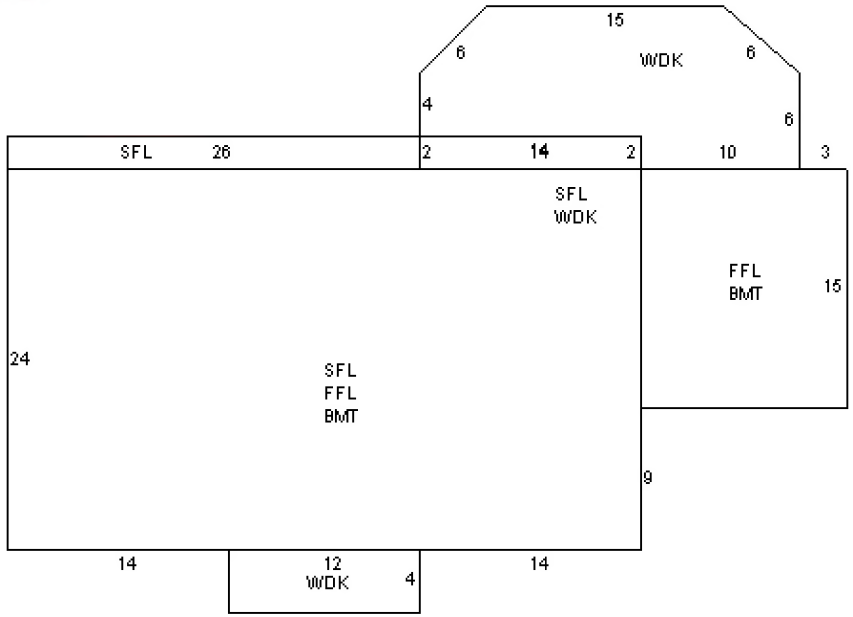
No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	140.68
Special Features:	0	Val/Su Net:	121.57
Final Total:	440700	Val/Su SzAd	200.77

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,155	42.200	48,746
FFL	First Floor	1,155	140.680	162,487
SFL	Second Floor	1,040	140.680	146,309
WDK	Deck	275	9.610	2,643
	Net Sketched Area:	3,625	Total:	360,185
Size Ad	2195	Gross Are	3625	FinArea 2195

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

120.0-0002-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	